

Core Strategy and Policies Development Plan Document

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**Planning and Housing Strategy
Spelthorne Borough Council
Council Offices
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DETAILED POLICIES

Renewable Energy, Energy Conservation and Sustainable Construction

- 11.11 The Government has identified the implications of climate change and the serious and urgent need to take action to address its causes. It is aiming for zero carbon housing by 2016 by a staged progression of targets. This is supported by a Code for Sustainable Homes and other initiatives. The code covers a wide range of sustainability issues including water conservation and recycling. As a minimum the Government expects 10% on-site renewable energy generation and the Building Regulations will require increasing standards of energy efficiency in construction. Whilst the Government has yet to produce a code, renewable energy technologies are equally effective and appropriate for commercial development.
- 11.12 The draft Regional Spatial Strategy for the South East also contains policies to support a reduction in CO₂ emissions and increase renewable energy, including requiring provision within new developments. That plan also sets targets for the provision of renewable energy capacity in the region and sub regions. Thames Valley and Surrey is expected to deliver 140MW by 2010 and 209MW by 2016. Thames Valley Energy is the lead organisation for the sub-region. The Surrey Structure Plan sets a requirement for 10% renewable energy in larger residential and commercial developments.
- 11.13 The Council wants to encourage measures to provide renewable energy, sustainable construction and the efficient use of resources. It recognises this is a fast developing area of national policy and its requirements in Policy CC1 should be regarded as a minimum and may be superseded by further national guidance and if so, that guidance will take precedence and Policy CC1 may need to be reviewed. In addition to providing renewable energy within new development the installation of renewable energy to supply existing buildings will also be encouraged. The policy also gives general support to the provision of stand alone schemes to provide renewable energy,

where these can be developed without adverse impact on the environment or local communities.

- 11.14 Recycling and/or reusing construction material has an important role to play in reducing the amount of waste going to landfill and reliance on primary sources of supply including minerals. The policy encourages the use of recycled construction material.

Policy CC1: Renewable Energy, Energy Conservation and Sustainable Construction

The Council will support the provision of renewable energy, energy efficiency and promote sustainable development generally by:

- a) requiring residential development of one or more dwellings and other development involving new building or extensions exceeding 100m² to:
 - i optimise design, layout and orientation of development to minimise energy use,
 - ii include measures to provide at least 10% of the development's energy demand from on-site renewable energy sources unless it can be shown that it would seriously threaten the viability of the development.
- b) encouraging the installation of renewable energy equipment to supply existing buildings,
- c) encouraging appropriate freestanding renewable energy schemes,
- d) encouraging high standards of sustainable construction including the use of recycled construction material,
- e) encouraging developments to attain high energy efficiency and minimum impact on the environment to at least Code for Sustainable Homes – 3 star or BREEAM 'very good' standard.